

AGENDA
PLANNING AND ZONING COMMISSION MEETING
222 St. Louis Street, Room 348
Monday, July 19, 2021
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **June 21, 2021**
[June 21, 2021](#)

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Any interested member of the public who wishes to comment on any item on the agenda may comment in person at the River Center Branch Library, 250 North Boulevard, Baton Rouge, LA 70802, 4th-floor meeting room during the meeting. All persons entering the library must wear a mask.

All comments will be streamed live to the Metropolitan Council Chambers and broadcast on www.brla.gov, on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live). The Planning Commission meeting will also be streamed live to the River Center Branch Library meeting room. Comments submitted prior to 4:00pm of the meeting date, will be compiled by position (for/against) and the total number will be announced before the item's public hearing. Any interested person who does not wish to comment in person may use the form found here: <https://www.brla.gov/pc>

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

Ryan L. Holcomb, AICP, Planning Director

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

CONSENT - ITEMS FOR DEFERRAL

18

CONSENT - ITEMS FOR APPROVAL

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **PA-7-21 15694 and 15696 Old Scenic Highway**
 To amend the Comprehensive Land Use Plan from Industrial to Residential Neighborhood on property located on the east side of Old Scenic Highway, north of Groom Road, on a 350 acre parcel of the Goidie House Kizer Property. Sections 58 and 71, T5S, R1W, GLD, EBRP, LA (Council District 2 - Banks)
PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses
Related to S-4-21
[Application](#) [Staff Report](#)
3. **S-4-21 Trivento Subdivision**
 Proposed major subdivision with public streets on property located on the east side of Old Scenic Highway, north of Groom Road, on a 350 acre parcel of the Goidie House Kizer Property (Council District 2 - Banks)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration, if the companion Comprehensive Plan Amendment is approved
Related to PA-7-21 but does not require council approval
[Application](#) [Staff Report](#) [Plans](#)
4. **PA-10-21 3205 and 3215 Jones Creek Road**
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the east side of Jones Creek Road, south of South Harrell's Ferry Road, on Lots B-2 and B-3 of the Malcolm L. Dixon Tract. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses
Related to Case 33-21 and S-8-21
[Application](#) [Staff Report](#)
5. **Case 33-21 3205 and 3215 Jones Creek Road**
 To rezone from Rural to Town House (A2.5) on property located on the east side of Jones Creek Road, south of South Harrell's Ferry Road, on Lots B-2 and B-3 of the Malcolm L. Dixon Tract. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
Related to PA-10-21 and S-8-21
[Application](#) [Staff Report](#)
6. **S-8-21 The Park at Jones Creek**
 Proposed townhouse subdivision with private streets on property located on the east side of Jones Creek Road, south of South Harrell's Ferry Road, on Lots B-2 and B-3 of the Malcolm L. Dixon Tract. (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration, if the companion Comprehensive Plan Amendment and rezoning are approved
Related to PA-10-21 and Case 33-21
[Application](#) [Staff Report](#) [Plans](#)
7. **PA-11-21 6275 Siegen Lane**
 To amend the Comprehensive Land Use Plan from Industrial to Commercial on property located on the southeast side of Siegen Lane, north of Cedar Park Avenue, on Lot B-2-B of the Cloverland Subdivision. Section 67, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)
PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses
Related to Case 45-21
[Application](#) [Staff Report](#)

8. **Case 45-21 6275 Siegen Lane**

To rezone from Light Industrial (M1) to Heavy Commercial One (HC1) on property located on the southeast side of Siegen Lane, north of Cedar Park Avenue, on Lot B-2-B of the Cloverland Subdivision. Section 67, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

Related to PA-11-21

[Application](#) [Staff Report](#)

9. **PA-12-21 10555 Mollylea Drive**

To amend the Comprehensive Land Use Plan from Residential Neighborhood to Commercial on property located on the north side of Mollylea Drive, west of Eileen Drive, on Tract A of the Emerson J. Reese Property. Section 65, T7S, R1E, GLD, EBRP, LA (Council District 6 - Dunn Jr.)

PLANNING STAFF FINDINGS: Recommend denial, based on upon the land use designation of Residential Neighborhood appearing appropriate with the development pattern in the area

Related to Case 46-21

[Application](#) [Staff Report](#)

10. **Case 46-21 10555 Mollylea Drive**

To rezone from Single Family Residential (A1) to Heavy Commercial One (HC1) on property located on the north side of Mollylea Drive, west of Eileen Drive, on Tract A of the Emerson J. Reese Property. Section 65, T7S, R1E, GLD, EBRP, LA (Council District 6 - Dunn Jr.)

PLANNING STAFF FINDINGS: Staff cannot certify that the proposed request meets the minimum criteria for a change of zoning. While it conforms to UDC dimensional requirements, it is inconsistent with the Comprehensive Plan, incompatible with existing character of usage of the neighborhood

Related to PA-12-21

[Application](#) [Staff Report](#)

11. **PA-13-21 8178 Innovation Park Drive**

To amend the Comprehensive Land Use Plan from Compact Neighborhood to Commercial on property located on the south side of Innovation Park Drive, east of Burberry Court, on Lot 3-D-1-A-1 of the Baton Rouge Area Foundation Property. Section 41, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)

PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses

Related to Case 47-21

[Application](#) [Staff Report](#)

12. **Case 47-21 8178 Innovation Park Drive**

To rezone from Rural to Heavy Commercial One (HC1) on property located on the south side of Innovation Park Drive, east of Burberry Court, on Lot 3-D-1-A-1 of the Baton Rouge Area Foundation Property. Section 41, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if companion Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code

Related to PA-13-21

[Application](#) [Staff Report](#)

13. **PA-14-21 2944 Crater Lake Drive**
 To amend the Comprehensive Land Use Plan from Industrial to Commercial on property located on the east side of Crater Lake Drive, south of Great Smoky Avenue, on Lot 63 of the South Park Forest Subdivision, Second Filling. Section 49, T6S, R1E, GLD, EBRP, LA (Council District 6 - Dunn Jr.)
PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses
Related to Case 38-21
[Application](#) [Staff Report](#)
14. **Case 38-21 2944 Crater Lake Drive**
 To rezone from Light Industrial (M1) to Heavy Commercial One (HC1) on property located on the east side of Crater Lake Drive, south of Great Smoky Avenue, on Lot 63 of the South Park Forest Subdivision, Second Filling. Section 49, T6S, R1E, GLD, EBRP, LA (Council District 6 - Dunn Jr.)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if companion Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
Related to PA-14-21
[Application](#) [Staff Report](#)
15. **PA-15-21 10217 Mammoth Avenue**
 To amend the Comprehensive Land Use Plan from Industrial to Commercial on property located on the north side of Mammoth Avenue, east of West Perdue Drive, on Lot 151-A, South Park Forest Subdivision, Fifth Filing. Section 36, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses
Related to Case 51-21
[Application](#) [Staff Report](#)
16. **Case 51-21 10217 Mammoth Avenue**
 To rezone from Light Industrial (M1) to Heavy Commercial One (HC1) on property located on the north side of Mammoth Avenue, east of West Perdue Drive, on Lot 151-A, South Park Forest Subdivision, Fifth Filing. Section 36, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if companion Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
Related to PA-15-21
[Application](#) [Staff Report](#)
17. **Case 26-21 1003 Bob Pettit Boulevard**
 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage Two (bar and lounge) (C-AB-2) on property located on the south side of Bob Pettit Boulevard, west of Nicholson Drive, on Lot B-1-B-3 of Tigerland Acres. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
[Application](#) [Staff Report](#)
18. **CONSENT FOR DEFERRAL Case 29-21 2024 Thomas Road**
 To rezone from General Residential (A4) to Light Commercial One (LC1) and Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the south side of Thomas Road, east of Scotland-Zachary Highway, on an undesignated lot of former Lot 14 of Maryland Farms Subdivision. Section 54, T6S, R1W, GLD, EBRP, LA (Council District 2 - Banks)
Deferred to August 16 by the Planning Director

[Application](#)

19. **Case 32-21 14344 South Harrell's Ferry Road**

To rezone from Rural to Zero Lot Line Residential (A2.6) on property located on the south side of South Harrell's Ferry Road, west of President Davis Drive, on Tract S-2-B of the K. G. Schrey Tract. Section 20, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

Related to S-7-21

[Application](#) [Staff Report](#)

20. **S-7-21 The Gardens at Forest Park**

Proposed major subdivision with private streets located on the south side of South Harrell's Ferry Road, west of President Davis Drive, on Tract S-2-B of the K. G. Schrey Tract (Council District 8 - Amoroso)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration, if the rezoning is approved

Related to Case 32-21

[Application](#) [Staff Report](#) [Plans](#)

21. **Case 36-21 11324 Granberry Street**

To rezone from Single Family Residential (A1) and Heavy Commercial (C2) to Rural on property located on the east side of Granberry Street, north of Blount Road, on Lot E of the West Harding Heights Subdivision. Section 75, T6S, R1E, GLD, EBRP, LA (Council District 2 - Banks)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

22. **Case 39-21 7310 Airline Highway, Suite I**

To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) on property located on the west side of Airline Highway, north of Winbourne Avenue, east of Victoria Drive, on Lot 6-B of Victoria Farms. Section 49, T6S, R1E, GLD, EBRP, LA (Council District 6 - Dunn Jr.)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

23. **Case 40-21 1128 and 1148 O'Neal Lane**

To rezone from General Office Low Rise (GOL) to Heavy Commercial One (HC1) on property located on the west side of O'Neal Lane, north of East Riverdale Avenue, on Tract X-5 and X-6 of Baton Rouge Homesites, Inc. Property. Section 39, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

24. **Case 41-21 5151 Plank Road, Suite 130**
 To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) on property located on the west side of Plank Road, south of Lorraine Street, on a portion of the Delmont Village Shopping Center within Delmont Place, Squares 13 and 14. Section 55, T6S, R1E, GLD, EBRP, LA (Council District 10 - Coleman)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
[Application](#) [Staff Report](#)
25. **Case 42-21 14060 Florida Boulevard**
 To rezone from Rural to Light Commercial Three (LC3) on property located on the south side of Florida Boulevard, west of Ponderosa Drive, on Lot 17-A of Florida Highway Acres. Section 5, T7S, R2E, GLD, EBRP, LA (Council District 4 - Moak)
PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
[Application](#) [Staff Report](#)
26. **Case 43-21 7611 Burbank Drive**
 To rezone from Small Planned Unit Development (SPUD) to Light Commercial Two (LC2) on property located on the northeast side of Burbank Drive, east of South Kenilworth Parkway, on Tract A-3-1-B-1 of Chatsworth Planation. Section 5, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
[Application](#) [Staff Report](#)
27. **Case 44-21 2863 and 2873 O'Neal Lane**
 To rezone from Rural to Light Commercial One (LC1) on property located on the east side of O'Neal Lane, north of South Harrell's Ferry Road, on Tract A of the H. Roland Neames Property. Section 46, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
[Application](#) [Staff Report](#)
28. **Case 48-21 1700-1800, 1806 and 1794 Staring Lane**
 To rezone from Single Family Residential (A1) to Zero Lot Line (A2.6) on property located on the east side of Staring Lane, south of King's Hill Avenue, on Lot B, C, and D of Silverside Plantation. Section 53, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
Related to S-9-21
[Application](#) [Staff Report](#)
29. **S-9-21 Silverside Cove Subdivision**
 Proposed major subdivision with public streets on property located on the east side of Staring Lane, south of King's Hill Avenue, on Lot B, C, and D of Silverside Plantation (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration, if the rezoning is approved

Related to 48-21

[Application](#) [Staff Report](#) [Plans](#)

30. Case 49-21 4715 Bennington Avenue

To rezone from Commercial Alcoholic Beverage (restaurant) (C-AB-1) and Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) to Light Commercial Two (LC2) on property located on the north side of Bennington Avenue, east of Valley Creek Drive, on Lots 48-A-1-A, 60, 61 and 62 of the Concord Park, Second Filing. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

31. Case 50-21 641 and 661 Dove Street

To rezone from General Residential (A4) to Neighborhood Commercial (NC) on property located on the north side of Dove Street, west of Scenic Highway Frontage Road, on Lots 5 and 6 of the University Place, Square 8. Section 74, T6S, R1W, GLD, EBRP, LA (Council District 2 - Banks)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

32. Case 52-21 545 South Foster Drive

To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (restaurant) (C-AB-1) on property located on the east side of South Foster Drive, south of Government Street, on Lot 6-A-1 of Capital Heights, Square 14. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

33. PUD-1-03 Towne Centre at Cedar Lodge (Creekstone), Concept Plan, Revision 4

Revise permissible uses to include multi-family residential on property located on the south side of Jefferson Highway, north of Corporate Boulevard, on Tracts TC-1, TC-3-A-1, TC-3-A-2, TC-3-A-3, TC-3-J, TC-3-K, TC-3-L-1 of the Cedar Lodge Plantation Property. Section 91, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

34. TND-1-07 Rouzan, Concept Plan Revision 15

Revise uses to include medium density residential and add low density residential increasing the overall unit count from 750 to 805, on property located south of Perkins Road, east of Glasgow Avenue, on Tracts RZ-2, RZ-3-A, RZ-3-B, RZ-3-C, RZ-3-D, RZ-3-E, and RZ-4, Blocks B1, B2, C1, C2, G, and a 0.896 ac of an Undesignated Tract of the Richland Plantation; and Lots 1 through 26 of Rouzan Phase 3A, Lots 27 through 37, 38A, 38B, 39 through 47-A, 49-A, 50-A, 52-A, 53-A, 55-A, 56-A, 58-A, of Rouzan Phase 3C, Tracts G-1, G-2, G-3, G-4 and G-5 of Rouzan, Phase 3. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meet the minimum criteria for a Traditional Neighborhood Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

35. PUD-4-09 Long Farm, Concept Plan Revision 6

Proposed establishment of “low/medium density residential” designation, reduced green open space, and increased lake area, on property located on the north side of Airline Highway, east of Baringer Foreman Road, on Lots 1-159, Alley Tract C, D, C-1, C-2, GS-3, GS-3-A, GS-4, GS-5, GS-6, P-1, P-S, Remainder of Tract P-2, Tract A-1-A-1-C, Tract A-1-A-2-A, Tract A-1-A-2-B, Tract A-1-A-2-C, Tract A-1-A-2-D, Tract A-1-A-1-A-3-A-1-A, Tract A-1-A-3-A-1-B, Tract A-1-A-3-A-5, Tract A-1-A-3-B-1, Tract A-1-A-3-B-2, Tract A-1-C, Tract C, Tract P-3-A, Tract P-3-B, Tract P-4-A, Tract P-4-B, Tract P-4-C, Tract ROW-P-4, Tract RPS, Tract-U01, and Tract Z-1 of the Russell Long Property. Sections 50, 51, and 52, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

Related to PUD-4-09, Phase V, FDP

[Application](#) [Staff Report](#) [Plans](#)

36. PUD-4-09 Long Farm, Phase V, Final Development Plan

Proposed low density single family subdivision located on the north side of Airline Highway, east of Baringer Forman Road on Lot Z-1 of the Russell Long Property. Section 52, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria of the Planned Unit Development, if companion Concept Plan Revision 6 is approved by the Planning Commission, being consistent with the Comprehensive Plan compatible with surrounding uses, and conforming to Unified Development Code requirements

Related to PUD-4-09, CP revision 6

[Application](#) [Staff Report](#) [Plans](#)

37. PUD-1-21 Eliza Gardens, Final Development Plan

Proposed low density single family residential development on property located on the south side of Burbank Drive, east of Sehdeva Memorial Drive, on Tract A-3-3-B of the Chatsworth Plantation Property. Section 77, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)

PLANNING STAFF FINDINGS: Staff certifies the proposed request is consistent with the approved Concept Plan and meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

38. CUP-2-21 Home Builders Association of GBR, Lot 5-C, Hundred Oaks

Proposed office building, on property located on the west side of South Acadian Thruway, north of Interstate 10, on Lot 5-C of the Hundred Oaks Park Subdivision. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements

[Application](#) [Staff Report](#) [Plans](#)

39. CUP-3-21 Home Builders Association of GBR, Lot 5-D, Hundred Oaks

Proposed office building, on property located on the west side of South Acadian Thruway, north of Interstate 10, on Lot 5-D of the Hundred Oaks Park Subdivision. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements

[Application](#) [Staff Report](#) [Other](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

- **REPORT FROM THE PLANNING COMMISSION LIAISON TO THE RECREATION AND PARK COMMISSION FOR THE PARISH OF EAST BATON ROUGE (BREC)**

ADJOURN